



MARKED AMENDED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 14, 2006
5:00 P.M.

Amended by adding Item #12

ROLL CALL

ALL PRESENT

MINUTES REVIEW AND APPROVAL

ITEM 1 APPROVED, 7-0; MOTION VICE CHAIRMAN HEITEL

1. May 24, 2006 (including Study Session)

CONTINUANCES

**ITEMS 2 & 3 CONTINUED TO JUNE 28, 2006, 6-0; MOTION COMMISSIONER SCHWARTZ;
COMMISSIONER BARNETT ABSTAINING**

2. [14-GP-2005 \(McCormick Ranch Condos\)](#) request by owner for a non-major General Plan Amendment from "Commercial" to "Urban Neighborhoods" on a 2.79 +/- acre parcel located at 8301 Via Paseo del Norte. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Thomas Hott, 480-682-4906. Staff is requesting a continuance to June 28, 2006.**
3. [22-ZN-2005 \(McCormick Ranch Condos\)](#) request by owner to rezone from Commercial Office, Planned Community District (C-O PCD) to Multiple Family District, Planned Community District (R-5 PCD) on a 2.79 +/- acre parcel located at 8301 Via Paseo del Norte. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Thomas Hott, 480-682-4906. Staff is requesting a continuance to June 28, 2006.**

ITEM 4 CONTINUED TO JULY 12, 2006, 7-0; MOTION COMMISSIONER SCHWARTZ

4. [10-UP-2006 \(Gateway Access Area/Desert Discovery Center\)](#) request by owner for a conditional municipal use permit for an access area for the McDowell Sonoran Preserve on 543 +/- acres located at 18333 N. Thompson Peak Parkway with Single Family Residential District, Environmentally Sensitive Lands (R1-10/R1-18/R1-35 ESL) zoning. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Bill Peifer, 480-312-7869. Applicant is requesting a continuance to July 12, 2006.**

EXPEDITED AGENDA

**ITEMS 5, 6, 9, 10 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER
SCHWARTZ**

5. [12-UP-2006 \(Ducati Scottsdale\)](#) request by owner for a conditional use permit for motorcycle sales on a 35,000 +/- square feet parcel located at 14880 N. Northsight Blvd. with Highway Commercial

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District (C-3) zoning. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Mark Slepak, 480-609-1800.**

6. [4-AB-2006 \(Rutherford Abandonment\)](#) request by owner to abandon the General Land Office (GLO) patent easement around the perimeter of the property located at 12652 and 12684 E. Turquoise Avenue. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is John Rutherford, 480-657-9436.**

ITEM 7 MOVED TO THE REGULAR AGENDA

ITEM 7 RECOMMENDED FOR APPROVAL AS AMENDED, 7-0; MOTION COMMISSIONER BARNETT

7. [6-UP-2006 \(Kim Courtney's Swimsations\)](#) request by owner for a conditional use permit for a private/charter school (swimming school) on a 5+/- acre parcel located at 28155 N. 74th Street with Single Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

ITEM 8 MOVED TO THE REGULAR AGENDA

ITEM 8 RECOMMENDED DENIAL, 6-1; MOTION COMMISSIONER SCHWARTZ

8. [9-AB-2006 \(132nd St & Rio Verde\)](#) request by owner to abandon a portion of 132nd Street right-of-way located south of Rio Verde Drive and west of 132nd Street. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Len Erie, 602-954-6399.**
9. [9-UP-2006 \(Scott Toyota\)](#) request by owner to amend an existing conditional use permit for automobile sales, new and used on a 5.2+/- acre parcel located at 6850 E. McDowell Road with Highway Commercial District (C-3) zoning. Staff contact person is Kim Chafin, AICP, 480-312-7734. **Applicant contact person is Trenton Jones, 801-521-6186.**
10. [54-ZN-1989#9 \(DC Ranch\)](#) request by owner for approval of amended development standards to the existing Planned Community District with comparable zoning of Planned Neighborhood Center and Industrial Park (PCD PNC) and (PCD I-1) in conjunction with an amendment to the Development Agreement governing DC Ranch. Affected parcels are located along Pima Road, and at 91st Street and Palo Brea Bend. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Shelly McTee, 602-296-1836.**

REGULAR AGENDA

ITEM 11 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER SCHWARTZ

11. [5-UP-2006 \(Salty Senorita\)](#) request by owner for a conditional use permit for a bar in an existing building located at 3636 N. Scottsdale Road with Downtown/Office Commercial District, Downtown Overlay (D/OC DO) zoning. Staff contact person is Mac Cummins, AICP, 480-312-7059. **Applicant contact person is Nicholas Guttilla, 623-937-2795.**

NON-ACTION ITEM

12. Revitalization - McDowell Road Corridor
13. Discussion on New Residential in South Scottsdale

WRITTEN COMMUNICATION

ADJOURNMENT **APPROXIMATELY 8:40 PM**

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Steve Steinberg, Chairman
Eric Hess
Steven Steinke
Kevin O'Neill

James Heitel, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.